

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-UN-32-0001

Obligation Date:**Grantee Name:**

Clark County, NV

Award Date:**Grant Amount:**

\$29,666,798.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Original - In Progress

QPR Contact:

Kristin Cooper

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Clark County proposes to amend the 2008 Action Plan and Consolidated Plan to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds through the U.S. Department of Housing and Urban Development (HUD), authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). This law provides under a rule of construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. As a the lead agency for the Urban County CDBG Consortium 2006-2008, Clark County will submit this Substantial Amendment on behalf of Clark County and the City of North Las Vegas. Each jurisdiction has described its NSP activities in separate sections of this Amendment. In general, these NSP funds may be used for the acquisition and/or redevelopment of foreclosed and abandoned properties. Clark County is suffering from a significant number of foreclosures, short sales and pre-foreclosures, particularly in the Las Vegas Valley. In all, over 12,000 foreclosures have been identified in Clark County, including all of its incorporated and unincorporated areas (Map 1) using data from Applied Analysis, Inc. According to the Foreclosure Response Project and analysis by the Local Initiative Support Corporation (LISC), unincorporated Clark County has an estimated 31,666 subprime loans, which is almost 19% of all loans. Over 90% of these loans were made in CDBG eligible areas. Another estimated 16,286 loans are 30 or more days delinquent (9.7% of all loans). North Las Vegas is seriously impacted by the foreclosure crisis; 1,514 single-family homes were foreclosed in 2007 and in just the first six months of 2008, 2,619 single-family homes were forced into foreclosure. As Map A-1 indicates, virtually all of the City's neighborhoods are affected by this crisis. Using Clark County Recorder data on foreclosures for the period January 1, 2008 through July 31, 2008, foreclosures were identified by zip code. Three zip codes, 89031, 89032 and 89081, had the largest number of foreclosures during that interval. Zip codes 89084, 89086, and 89030 were added in May 2010 to City of North Las Vegas's NSP target area.

Maps identifying these areas are available on Clark County's website: <http://www.clarkcountynv.gov/Depts/finance/crm/Pages/NSP.aspx>

Distribution and and Uses of Funds:

Using all of the data presented thus far, Clark County has determined that certain zip codes and census tracts have the greatest need for the Neighborhood Stabilization Program. The list below includes the targeted zip codes/targeted census tracts. The County will focus its efforts in these areas. While the entire Las Vegas Valley is suffering from extremely high foreclosure rates, these particular zip codes were chosen because the majority of the census tracts they encompass have a foreclosure rate over 9%, are LMMI eligible, have a subprime loans rate over 25% and have a prediction score of future foreclosures and abandonment of 8 or above. TARGETED AREAS: 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169 Using all of the data presented thus far, the City of North Las Vegas has determined that zip codes 89031, 89032, 89081, 89084, 89086, and 89030 have the greatest areas of need for the Neighborhood Stabilization Program. Within those zip codes, certain census tracts/block groups have been impacted more significantly; therefore the City will attempt to focus its efforts in those areas if possible.

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

Acquisition Costs. Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement.

Affordable rents. Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will be the lesser of the fair market rent and up to 30% of the adjusted income of a family earning 65% of AMI, with adjustments for the number of bedrooms in the unit, less a utility allowance. Affordable rents for households with incomes at or below 50% of AMI will be no more than 30% of the annual income for the household, adjusted for family size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Area Median Income. Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website.

Areas of Greatest Need. Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures.

Blighted. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Completed. A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation.

Continued affordability. The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252(a), (e), and (f) for rental properties. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves.

Current market appraised value. The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant).

Developer Fee. Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition.

Direct Assistance to the homebuyer. Direct assistance to the homebuyer will be provided in the form of an incrementally forgivable second mortgage loan at zero percent interest secured by a loan agreement, promissory note and Deed of Trust. Up to \$25,000 will be available per household to assist with up to 50% of the lender's required downpayment, closing costs and principal reduction. A lien will be placed on the property and if the homebuyer sells the property prior to the expiration of the affordability period, the awarded funds will be subject to recapture and payable to City/County.

Foreclosed. A property has been foreclosed upon if any of the following conditions apply: a) the property's current delinquency status is at least 60 days delinquent under the Mortgage Bankers of America delinquency calculation and the owner has been notified of this delinquency, or b) the property owner is 90 days or more delinquent on tax payments, or c) under state or local law, foreclosure proceedings have been initiated or completed, or d) foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, contractor, developer, or end user.

Housing Rehabilitation Standards. Rehabilitation standards require that all buildings assisted with NSP funds be brought up to Clark County codes in effect at this time, that required building permits be obtained and that appropriate inspections be performed. NSP assisted properties involving rehabilitation must conform to the Clark County NSP Homeownership Rehab Standards for One and Two Unit Structures. Obligated. Funds are obligated for an activity when orders are placed, contracts are awarded, services are received, and similar transactions during a given time period that will require payment by Clark County or the Developer during the same or a future period. The obligation of funds must be linked to a specific address and/or household.

Participant. The consumer that buys the home upon completion of rehabilitation by the Developer. Homebuyer must be eligible and qualified for the Program and must certify to occupy the home as principal residence.

Project Delivery Fee. Reimbursable project delivery fees (to include homebuyer commitment as well as rehabilitation) for the Homebuyer Assistance Program per housing unit as identified by the Subrecipient and as detailed in the Program Budget. Actual delivery fee costs per unit will be reimbursed with proper documentation.

Low Income Targeting:

Clark County will use \$7,926,266 in Federal NSP1 funds and \$6,369,166 in State pass through NSP1 funds to assist households at or below 50% AMI. This is a total of \$14,295,432 or 46% of the total amount of NSP funds allocated to Clark County through Federal direct funds and State pass through funds.

North Las Vegas will use \$1,709,434 of Federal NSP1 funds and \$690,273 in State pass through NSP1 funds to assist households at or below 50% AMI. This is a total of \$2,399,707 or 28% of the total amount of NSP funds allocated to Clark County through Federal direct funds and State pass through funds.

The total amount of Federal funds allocated to households at or below 50% AMI for both Clark County and North Las Vegas is \$9,635,700 or 32.5%.

Both jurisdictions have exceeded HUD's requirement to allocate a minimum of 25% of NSP1 funds to households at or below 50% AMI.

Acquisition and Relocation:

The County and North Las Vegas intends to purchase homes that are not occupied. If a property is occupied, both jurisdictions will follow all requirements of the Uniform Relocation Act as well as the Protecting Tenants at Foreclosure Act for legal residents. Property inspections prior to offer will be performed to confirm vacancy at the time of contract/escrow. Prior to purchase, the buyer will submit a "Notice to Sellers" in order to notify the Seller of the intent to purchase and for the Seller to notify the prospective buyer immediately if the property is occupied. Property vacancy and conformance with the Protecting Tenants at Foreclosure Act will be confirmed by the Seller prior to purchase through a signed addendum attached to the purchase agreement. The majority of properties purchased for acquisition/rehab in Clark County and North Las Vegas were facilitated by the National Community Stabilization Trust (NCST). The "First Look" provided by the NCST is an essential strategy in this market due to high competition from investors as well as the necessity to negotiate a purchase price at a discount from fair market value. The consumer-model Homebuyer Assistance Program will utilize a NSP homebuyer auction of Freddie Mac properties, facilitated by New Vista/REDC. This auction was held on April 24, 2010.

Public Comment:

A Public Notice soliciting comments on the Proposed Amendment to the FY 2008 Annual Action Plan and FY 2005-2009 Consolidated Plan Neighborhood Stabilization Program (NSP) was published in the Las Vegas Review Journal on November 9, 2008 and posted to Clark County's official website on November 10, 2008. The notice was for a 15 day public comment period beginning November 9 and ending November 23, 2008. The final amendment as submitted to HUD was posted on Clark County's website on December 1, 2008. The 15-day public comment period prior to re-submission of the proposed amendment was noticed in the Las Vegas Review Journal on January 16, 2009 with the public comment period ending January 30, 2009.

A copy of the public notices and all comments received are available for review on Clark County's website:
http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$44,128,376.00
Total CDBG Program Funds Budgeted	N/A	\$29,666,798.00
Program Funds Drawdown	\$147,554.20	\$22,419,367.93
Program Funds Obligated	(\$1,666,953.97)	\$26,950,990.85
Program Funds Expended	\$0.00	\$22,224,191.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,346,887.80	\$4,368,258.90
Program Income Drawdown	\$1,320,795.90	\$3,666,424.74

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,450,019.70	\$0.00
Limit on Admin/Planning	\$2,966,679.80	\$946,123.93
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,416,699.50	\$8,412,368.01

Overall Progress Narrative:

In Clark County, single family homes funded with Federal NSP1 funds across all programs can be summarized as follows:

- Number of properties occupied (sold or rented) overall: 95
- Number of properties with rehab completed and in escrow for sale: 13

- Number of properties with rehab completed and being marketed for sale/rent: 22
- Number of properties in various stages of rehab: 20

Accessible Space Inc. completed construction on Park Apartments and was fully leased up by September 30, 2011. A Grand Opening is scheduled for October. NSP funds are leveraged with HUD 811 Multi-family housing funds under this activity.

St. Jude's Crossing is 25% complete on its construction. NSP funds are leveraged with HUD Continuum of Care SHP funds under this activity.

In North Las Vegas, single family homes funded with Federal NSP1 funds in the acquisition/rehab programs can be summarized as follows:

- Number of properties occupied (sold or rented) overall: 20
- Number of properties with rehab completed and in escrow for sale: 2
- Number of properties with rehab completed and being marketed for sale/rent: 6
- Number of properties in various stages of rehab: 12

Staff from both jurisdictions continued to participate in trainings and meetings sponsored by HUD to provide technical assistance and support to our NSP1 activities:

- September 22, 2011- HOA with HUD training (with nonprofit grantees)
- HUD NSP webinars hosted twice per week on various topics related to program implementation

Clark County staff determined that NSP funds initially obligated for other NSP activities and not expended or expected to be expended are now de-obligated and must be re-allocated to other NSP-eligible activities in order to meet HUD's requirements through an Amendment to the NSP Substantial Amendment of the FY 2008 HUD Action Plan. The Third Amendment to the Clark County NSP Substantial Amendment of the FY 2008 HUD Action Plan was published on September 2, 2011 in the Las Vegas Review Journal. Clark County accepted public comments on the proposed changes until September 16, 2011. No comments were received. This reallocation of funds was approved by the Board of County Commissioners on September 20, 2011.

The NSP1 funds were reallocated as follows:

Activity	Orig. Budget	Re-allocation	New Budget
Accessible Space Inc.	\$1,250,000	\$604,374	\$645,626
NSP1 Administration	\$2,282,906	\$1,026,886	\$1,256,020
Homebuyer Assistance Program	\$310,009	\$7,138	\$302,872
TOTAL REALLOCATION		\$1,638,398	

- The Redevelopment project Park Apartments by Accessible Space, Inc. has completed construction and all NSP-eligible costs have been expended.

- Upon review of Administration expenses paid to date and expected expenses to be incurred through the end of the NSP1 grant in March of 2013, Clark County staff have determined that the full amount of NSP1 Administration funds initially allocated for indirect costs (program management) can be re-allocated for project-specific direct costs to be charged directly to NSP1 activities.

- Upon completion of the Homebuyer Assistance Program, there remains a small balance of un-expended funds initially obligated for this activity.

These funds have been reallocated to the following activities: SNRHA AR Rental-\$322,778 and Acquisition Rehab Resale program-\$1,315,620

Activity narratives for activities with reporting errors this quarter.

- CC-HAP-NV Partners: All project funds and Administrative funds have been drawn for this activity.
- CC-ARResale-CDPCN-PROJ: Four Federally funded properties were rehabilitated and sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of seven properties have been completed (sold) under this activity and there are nine additional properties in escrow to close by December 2011. Twelve more properties have been fully rehabbed and are for sale, with ten properties remaining to complete rehab. All properties acquired under this activity have executed rehab contracts. The four properties completed this quarter were: 3956 Otter Corner, Las Vegas, 89122, 5527 Golden Leaf, Las Vegas, 89122, 3559 Tundra Swan, Las Vegas, 89122 and 3735 Royal Fern, Las Vegas, 89115. One household was low-income, two were moderate-income and one was middle income. Two households were female head-of-household. One household was White, one was Asian, and two were Multi-Race/Hispanic. CDPCN was awarded additional NSP1 funding to complete the rehabilitation of the homes through a reallocation process approved by the Board of County Commissioners on September 20, 2011. The amount reallocated for the ARResale activity is \$1,315,620, to be used for both CDPCN and HFN activities. A total of \$63,564.35 in program funds and \$222,833.41 in program income funds were drawn this quarter and paid to CDPCN for reimbursement of eligible rehabilitation expenses. CDPCN partners with local housing counseling agencies to perform homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct

assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided. Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

- NLV-ARResale-CDPCN-PROJ: No funds expended and no completions to report this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CC-PI, CC Program Income receipted	\$0.00	\$2,715,807.15	\$0.00
NSP - A (CC), Financing Mechanisms (CC)	\$0.00	\$267,879.46	\$267,879.46
NSP - A (NLV), Financing Mechanisms (NLV)	\$0.00	\$0.00	\$0.00
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$63,564.35	\$17,375,441.79	\$15,220,584.92
NSP - B (NLV), Acquisition/Purchase and Rehabilitation (NLV)	\$0.00	\$6,153,962.00	\$5,107,906.07
NSP - D (CC), Demolition (CC)	\$0.00	\$0.00	\$0.00
NSP - E (CC), Redevelopment (CC)	\$0.00	\$1,292,967.35	\$1,066,725.71
NSP - E (NLV), Redevelopment (NLV)	\$0.00	\$0.00	\$0.00
NSP - E(2) (NLV), Redevelopment (NLV DM)	\$0.00	\$0.00	\$0.00
NSP - F (CC), Administration and Planning Costs (CC)	\$83,989.85	\$1,176,966.25	\$590,088.03
NSP - F (NLV), Administration and Planning Costs (NLV)	\$0.00	\$683,774.00	\$166,183.74

Activities

Grantee Activity Number:	CC-ARRental-SNRHA
Activity Title:	NSP Acquisition and Rehabilitation for Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

03/31/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$10,719,693.66
Total CDBG Program Funds Budgeted	N/A	\$5,409,966.66
Program Funds Drawdown	\$0.00	\$4,883,009.36
Program Funds Obligated	\$304,975.68	\$5,409,966.66
Program Funds Expended	\$0.00	\$5,109,894.25
Clark County, Nevada - Community Resources Management	\$0.00	\$1,110,393.42
Southern Nevada Regional Housing Authority	\$0.00	\$3,999,500.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$40,964.18	\$694,077.07

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing.

The grant agreement was initially executed with the Housing Authority of Clark County June 16, 2009 for \$2,207,265 in Federal NSP1 funds and \$5,309,727 in State of Nevada NSP1 funds. Upon the merger of local housing authorities, the Southern Nevada Regional Housing Authority was created on January 1, 2010. The grant agreement was amended on March 16, 2010 to reflect the new name as well as to provide an additional \$3,574,001 in Federal NSP1 funds. These additional funds had been planned for this activity benefiting rental households at or below 50% AMI from the initial Action Plan, but potentially for other participating nonprofits to be solicited by RFP/RFQ. The RFP process did not result in projects eligible for NSP1 and based upon the Housing Authority's performance and capacity for additional funding, the total Federal funds allocation was increased to \$5,781,266.

Federal funds combined with the State of Nevada allocation provides the Southern Nevada Regional Housing Authority with a grand total of \$11,090,993 in NSP1 funds for scattered site rental housing.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Two properties initially acquired and rehabbed for this activity were prohibited for rental by the homeowners association.

Therefore the total amount of properties has been reduced by two units and a new activity created for the resale of those two properties to an NSP-eligible homebuyer. The two properties moved to the new activity are: 6838 Silver Eagle, Las Vegas, NV 89122 and 5451 Raccoon Valley, Las Vegas, NV 89122. This activity budget was therefore reduced by \$247,222.27.

In August 2011, SNRHA requested an additional \$570,000 to complete this activity as well as additional time. Additional funds were required due to the need to purchase additional properties than what was initially estimated in order to meet HUD's obligation deadline in September 2010 as well as to cover the costs of rehab to rehabilitation those properties to Clark County NSP rehab standards. An Amendment to the Interlocal Agreement with the SNRHA was approved by the Board of Clark County Commissioners on September 20, 2011 to increase the total budget awarded by \$570,000 as well as to extend the

timeframe of the agreement through March 31, 2012. This activity budget was increased due to reallocations from the Third Amendments to the NSP1 Action Plan (approved by the Board of County Commissioners on September 20, 2011). The budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment project, and Clark County Administration. Budgets were then subsequently increased in the Acquisition/Rehab activities including SNRHA, CDPCN, HFN and HAND.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Eight Federally funded properties were rehabilitated and rented to an NSP-eligible tenant at 50% or below AMI this quarter. To date, a total of thirty properties have been rehabilitated and rented under this activity. Of the remaining thirteen properties not yet completed, five were fully rehabbed during this quarter and have been turned over to the rental housing staff for lease-up in the following quarter. The remaining nine properties are undergoing rehabilitation. Three of these properties will be handicap accessible (Section 504) homes.

On Sept. 20, 2011, the Board of County Commissioners approved an amendment to reallocate \$322,778 of de-obligated NSP1 funds to the SNRHA AR Rental Program to help them complete the rehabilitation of their properties.

As rehab is completed, homes are rented at affordable rents (per HOME program affordability requirements) with a minimum 12 month lease by the Southern Nevada Regional Housing Authority with an affordability period of 20 years secured by a Deed of Trust with Clark County as Beneficiary. Tenants undergo NSP qualification by SNRHA staff through a waiting list separate from all other SNRHA housing programs. Following tenant move-in, SNRHA conducts a 6 month progress inspection to ensure proper maintenance of each NSP home.

NSP1 funds drawn this quarter were for the reimbursement of eligible rehabilitation expenses of properties acquired under this activity.

Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections. SNRHA has a team of inspectors specifically assigned to the NSP portfolio of properties. In addition, all properties must meet local building codes for health and safety prior to tenant occupancy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/0
#Units exceeding Energy Star	8	8/43
# ELI Households (0-30% AMI)	1	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	30/43
# of Singlefamily Units	8	30/43

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	8	0	8	30/43	0/0	30/43	100.00
# Renter Households	8	0	8	30/43	0/0	30/43	100.00

Activity Locations

Address	City	State	Zip
7058 Magic Moment	Las Vegas	NA	89119
6375 Dallaswood Lane	Las Vegas	NA	89156
6432 Stargazer	Las Vegas	NA	89156
1380 Operetta	Las Vegas	NA	89119

3805 Walnut Bend	Las Vegas	NA	89115
2711 Virgo Drive	Las Vegas	NA	89156
4621 Hutchinson	Las Vegas	NA	89147
6550 Hayden Peak Lane	Las Vegas	NA	89156

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$5,309,727.00
Total Other Funding Sources	\$5,309,727.00

Grantee Activity Number:	CC-ARResale-CDPCN PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/15/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,954,658.37
Total CDBG Program Funds Budgeted	N/A	\$4,954,658.37
Program Funds Drawdown	\$63,564.35	\$3,613,562.30
Program Funds Obligated	\$213,111.04	\$4,954,658.37
Program Funds Expended	\$0.00	\$3,502,376.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$64,125.29
Program Income Drawdown	\$222,833.41	\$357,270.35

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

Grant agreements executed by and between Clark County and CDPCN September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347.04 in August 2010 for a total budget of \$4,832,481.04 in NSP1 funds.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

On September 6, 2011, The Board of County Commissioners approved the extension of the grant agreement with CDPCN to September 15, 2012.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. The final budget for this activity will depend upon a final development budget to be submitted by CDPCN to Clark County and subject to manager approval. Funds not utilized will be reallocated to other NSP-eligible activities.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/38
# of Singlefamily Units	0	1/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/28	1/38	100.00
# Owner Households	0	0	0	0/0	1/28	1/38	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-ARResale-HAND-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
Responsible Organization:

HAND Development Group

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,408,733.71
Total CDBG Program Funds Budgeted	N/A	\$2,221,169.71
Program Funds Drawdown	\$0.00	\$2,203,499.61
Program Funds Obligated	(\$321,944.87)	\$2,221,169.71
Program Funds Expended	\$0.00	\$2,203,499.61
HAND Development Group	\$0.00	\$2,203,499.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$651,517.15	\$1,246,401.56
Program Income Drawdown	\$438,059.53	\$760,746.82

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements was executed by and between Clark County and HAND Development Company on September 15, 2009 and amended on June 15, 2010. HAND Development Company assigned the grant agreement to HAND Development Group on February 16, 2010 for the purposes of property insurance coverage. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$898,254 to \$2,443,571. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$2,644,918 in NSP1 funds.

HAND Development Group has an additional \$2,187,564 in State of Nevada NSP1 funds for a grand total allocation of \$4,631,135. These state funds were part of the initial grant agreement executed on September 15, 2009.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HAND submitted a final budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$336,998.53. Any funds not drawn down by HAND by 12/31/2011 will be reallocated to other NSP activities.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Four Federally funded properties were rehabilitated and sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of nineteen properties have been completed (sold) under this activity and all properties have been sold so this activity is now complete.

HAND Development Group partnered with local housing counseling agencies to perform homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period began on the date of closing and has a duration of either five years or ten years depending upon the amount of assistance provided.

Program income received from the resale of homes sold in this quarter as well as the previous quarter was reported following processing by Clark County Treasurer and Budget offices. Clark County follows the first-in-first-out rule for all program income received under NSP1.

Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to HAND Development Group following the resale closings.

Clark County staff continued to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties meet local building codes for health and safety prior to closing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/0
#Units exceeding Energy Star	17	17/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	19/19
# of Singlefamily Units	4	19/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	4	4/0	8/14	19/19	63.16
# Owner Households	0	1	4	4/0	8/14	19/19	63.16

Activity Locations

Address	City	State	Zip
4379 Clear Brook Place	Las Vegas	NA	89103
6396 Foxlyn Avenue	Las Vegas	NA	89122
6540 Mount Roy	Las Vegas	NA	89156
5144 Jewel Canyon	Las Vegas	NA	89122

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Total Other Funding Sources	\$2,187,564.00

State of NV NSP	\$2,187,564.00
Total Other Funding Sources	\$2,187,564.00

Grantee Activity Number:	CC-ARResale-HFN-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

03/31/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,552,216.78
Total CDBG Program Funds Budgeted	N/A	\$4,552,216.78
Program Funds Drawdown	\$0.00	\$4,285,484.26
Program Funds Obligated	\$1,231.93	\$4,552,216.78
Program Funds Expended	\$0.00	\$4,285,484.26
Clark County, Nevada - Community Resources Management	\$0.00	\$80,505.70
Housing for Nevada	\$0.00	\$4,204,978.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$521,246.97	\$1,926,437.78
Program Income Drawdown	\$210,184.84	\$532,215.99

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreement was executed by and between Clark County and Housing for Nevada on September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$4,832,481 in NSP1 funds.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

On September 6, 2011, the Board of County Commissioners approved HFN's request to extend their current grant agreement to March 31, 2012 in order to complete the activity.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HFN submitted a final development budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$251,951.77. Any funds not drawn down by HFN by 3/31/2012 will be reallocated to other NSP activities.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Four Federally funded properties were rehabilitated and sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of twenty-four properties have been completed (sold) under this activity. There are three additional properties currently in escrow to close by December 2011 and five properties with rehab complete and for sale. One remaining property is currently under construction and rehab will be completed by the end of next quarter.

HFN was awarded additional NSP1 funding to complete the rehabilitation of the homes through a reallocation process approved by the Board of County Commissioners on September 20, 2011. The amount reallocated for the ARResale activity is \$1,315,620, to be used for both HFN and CDPCN activities.

Housing for Nevada partners with local housing counseling agencies to assist with homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided.

Program income received from the resale of homes sold in this quarter as well as the previous quarter was reported following processing by Clark County Treasurer and Budget offices. Clark County follows the first-in-first-out rule for all program income received under NSP1.

Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to Housing for Nevada following the resale closing.

Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/0
#Units exceeding Energy Star	4	4/32

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	24/32
# of Singlefamily Units	4	24/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	4	1/0	18/24	24/32	79.17
# Owner Households	0	2	4	1/0	18/24	24/32	79.17

Activity Locations

Address	City	State	Zip
2970 Spokane Drive	Las Vegas	NA	89121
5124 Brownwood Avenue	Las Vegas	NA	89122
5779 Mangrum Circle	Las Vegas	NA	89121
2787 Promontory Vista	Las Vegas	NA	89142

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources



Grantee Activity Number: CC-ARResale-SNRHA

Activity Title: SNRHA Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

03/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$237,430.27
Total CDBG Program Funds Budgeted	N/A	\$237,430.27
Program Funds Drawdown	\$0.00	\$235,029.39
Program Funds Obligated	(\$9,792.00)	\$237,430.27
Program Funds Expended	\$0.00	\$8,144.50
Southern Nevada Regional Housing Authority	\$0.00	\$8,144.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$9,792.00

Activity Description:

Clark County has provided the Southern Nevada Regional Housing Authority (SNRHA) with NSP funds to acquire, rehab and rent scattered site single family homes throughout the Clark County NSP1 target area. Of the 82 properties purchased for that activity with both Federal and State NSP funds, two of the properties acquired and rehabbed are located within the Copper Creek Homeowners Association that has prohibited additional rental housing in the community pursuant to the lease/rental requirements contained within the CC&R Articles of the Association. This was an unforeseen and unanticipated barrier to the NSP Acquisition Rehab Rental program. SNRHA has agreed to sell these two properties to an NSP-eligible homebuyer as an alternative NSP-eligible activity. The total amount of funds to be re-allocated to this activity is \$247,222.27 which represents the total amount of NSP funds already expended by SNRHA for the acquisition and rehab of these two properties to be sold. The Amendment to the Interlocal Agreement for NSP funds between Clark County and SNRHA was approved by the Board of County Commissioners on April 5, 2011. SNRHA plans to market these two properties to graduates of the SNRHA family self-sufficiency program who have expressed an interest in home ownership. Budget adjustments will be made based on program income expenditures due to the first-in-first-out rule. On September 20, 2011, the Board of County Commissioners approved the extension of the interlocal grant agreement with SNRHA to March 31, 2012. This extension covers both the properties for rental as well as the two resale properties under this activity.

Location Description:

6838 Silver Eagle Avenue, Las Vegas, NV 89122
5451 Raccoon Valley, Las Vegas, NV 89122

Activity Progress Narrative:

A new activity was created last Quarter (CC-ARResale-SNRHA) for the Resale of the two properties initially intended for rental under this activity, but with rental restriction imposed by the homeowners association as described in a prior QPR. The Amendment for this change was approved by the Board of County Commissioners on April 5, 2011 and NSP1 Action Plan subsequently updated and approved by our local HUD field office last quarter. The budget for the rental properties was adjusted accordingly based upon the funds moved into the new resale activity for

SNRHA. The two homes have been marketed to individuals/families graduating from the SNRHA Family Self-Sufficiency Program. One of the homes, 5451 Raccoon Valley Lane, sold to an eligible household on Aug. 1, 2011. Program income generated by the sale of these two homes will be returned to Clark County for use in other NSP-eligible activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/0	1/2	100.00
# Owner Households	1	0	1	1/0	0/0	1/2	100.00

Activity Locations

Address	City	State	Zip
5451 Raccoon Valley Lane	Las Vegas	NA	89122

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-CCCS
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Consumer Credit Counseling Service

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$23,466.93
Total CDBG Program Funds Budgeted	N/A	\$23,466.93
Program Funds Drawdown	\$0.00	\$23,466.93
Program Funds Obligated	\$0.00	\$23,466.93
Program Funds Expended	\$0.00	\$23,466.93
Consumer Credit Counseling Service	\$0.00	\$23,466.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$7,500.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehab on the property was performed with NSP funds in this activity.

The grant agreement was executed by and between Clark County and Consumer Credit Counseling Service on October 6, 2009 in the amount of \$2,140,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Consumer Credit Counseling Service totaled \$2,109,033.07.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Consumer Credit Counseling Service maintained a total project budget of \$30,966.93 to assist three homebuyers in Clark County. Draw downs were completed through from both program funds and program income funds to total this budget.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

All project funds and Administrative funds have been drawn for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	3/3	33.33
# Owner Households	0	0	0	0/0	1/1	3/3	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-HFN
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Housing for Nevada

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$22,500.00
Total CDBG Program Funds Budgeted	N/A	\$22,500.00
Program Funds Drawdown	\$0.00	\$22,500.00
Program Funds Obligated	(\$455.51)	\$22,500.00
Program Funds Expended	\$0.00	\$22,500.00
Clark County, Nevada - Community Resources Management	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$22,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$26,267.49

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. The subrecipient assisted the homebuyer with the hiring of a contractor to perform minor rehab using NSP funds under this activity as well.

The grant agreement was executed by and between Clark County and Housing for Nevada on October 6, 2009 in the amount of \$1,700,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Housing for Nevada totaled \$1,650,777.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Housing for Nevada maintained a total project budget of \$48,767.49 to assist one homebuyer in Clark County with the purchase and rehab of a single family home. Draw downs were completed through both project funds and program income funds.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

County staff reviewed a request for the reimbursement of Administrative expenses submitted by Housing for Nevada this quarter which will be paid in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-NHS
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Neighborhood Housing Services of Southern Nevada

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$50,000.00
Program Funds Obligated	(\$6,174.89)	\$50,000.00
Program Funds Expended	\$0.00	\$50,000.00
Neighborhood Housing Services of Southern Nevada	\$0.00	\$50,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,225.11

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Neighborhood Housing Services of Southern Nevada on October 6, 2009 in the amount of \$1,500,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Neighborhood Housing Services totaled \$1,442,600.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Neighborhood Housing Services maintained a total project budget of \$51,225.11 to assist two homebuyers in Clark County. Draws were completed using both program funds and program income funds for this total budget.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

All project funds have been drawn for this activity. County staff continues to review the request for the reimbursement of Administrative expenses submitted by Neighborhood Housing Services this quarter and is working with Neighborhood Housing Services staff for additional documentation. Approved expenses will be paid through Activity CC-NSP-ADMIN in the following quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/2	2/2	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-NV Partners
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Nevada Partners, Incorporated

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$171,912.53
Total CDBG Program Funds Budgeted	N/A	\$171,912.53
Program Funds Drawdown	\$0.00	\$171,912.53
Program Funds Obligated	\$0.00	\$171,912.53
Program Funds Expended	\$0.00	\$171,912.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Nevada Partners, Inc on October 6, 2009 in the amount of \$1,460,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Nevada Partners totaled \$1,287,579.97.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Nevada Partners maintained a total project budget of \$171,912.53 to assist eight homebuyers in Clark County. Draws were completed using all program funds for this total budget (no PI expended under this activity).

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	4/6	8/8	75.00
# Owner Households	0	0	0	2/2	4/6	8/8	75.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-NSP-ADMIN
Activity Title:	NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP - F (CC)

Project Title:

Administration and Planning Costs (CC)

Projected Start Date:

09/26/2008

Projected End Date:

06/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

Clark County, Nevada - Community Resources

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,176,966.25
Total CDBG Program Funds Budgeted	N/A	\$1,176,966.25
Program Funds Drawdown	\$83,989.85	\$590,088.03
Program Funds Obligated	(\$1,026,885.70)	\$1,176,966.25
Program Funds Expended	\$0.00	\$506,098.18
Clark County, Nevada - Community Resources Management	\$0.00	\$506,098.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$79,054.05

Activity Description:

This activity will provide general administration and planning activities to include: General management, oversight, coordination and professional services.

Clark County has also allocated administration funds to subrecipients by and through grant agreements for the reimbursement of expenses associated with the administration of their NSP1 programs.

Administration funds are allocated to the following NSP1 subrecipients:

Southern Nevada Regional Housing Authority (ARRental): \$277,909

Consumer Credit Counseling Service (HAP): \$107,000

Housing for Nevada (HAP): \$85,000

Neighborhood Housing Services of Southern Nevada (HAP): \$75,000

Nevada Partners (HAP): \$73,000

Clark County initially allocated Administration in the amount of \$559,439 State of Nevada NSP1 funds however these funds were re-allocated to a Redevelopment Activity for St. Jude's Ranch through an Amendment on April 16, 2010 (Clark County NSP1 Amendment #1).

The total initial Admin allocation of \$2,282,906 represented approximately 7% of all NSP1 funds awarded to Clark County (Federal and State combined). Following an evaluation of Admin funds expended to date and projected Admin expenses through the end of the grant period, Clark County staff re-allocated funds from this activity. The activity was adjusted following the Third Amendment to the NSP1 Action Plan published on September 2, 2011 and approved by the Board of Clark County Commissioners on September 20, 2011. As of 9/27/11, the total Admin budget is \$1,256,020.30 - this is comprised of both program funds and program income funds disbursed. The program funds budget is \$1,176,966.25 due to a total of \$79,054.05 in program income Admin funds disbursed to Subrecipients to date. Funds de-obligated from this activity were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HAND and HFN.

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Clark County Administration funds were drawn this quarter to pay for staff salaries as well as supplies and travel related to NSP1 program implementation. Two full-time Clark County staff salaries are currently supported by NSP1 Administration funds.

At the September 20, 2011 Board of County Commissioners meeting, the Board approved Clark County staff to adjust the current Administration budget by reallocating \$1,026,886 in administrative dollars to current activities. Staff adjusted activity budgets in the NSP1 Action Plan accordingly.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	CC-REDEV-ASI
Activity Title:	Redevelopment-ASI-Bledsoe II

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP - E (CC)

Project Title:

Redevelopment (CC)

Projected Start Date:

06/01/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Accessible Space, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,936,217.62
Total CDBG Program Funds Budgeted	N/A	\$645,625.62
Program Funds Drawdown	\$0.00	\$645,625.62
Program Funds Obligated	(\$604,374.38)	\$645,625.62
Program Funds Expended	\$0.00	\$645,625.62
Accessible Space, Inc.	\$0.00	\$645,625.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The project will be for the new construction of a 22-unit, fully accessible affordable rental housing complex with supportive services. \$1,250,000 in federal NSP funds will be used for the redevelopment of vacant property. Funds were re-allocated from the Homebuyer Assistance Program (HAP) and recapture approved by the Board of County Commissioners on May 18, 2010 (Clark County NSP1 Amendment #2). The grant agreement executed by and between Clark County and Accessible Space Inc. was approved by the Board of County Commissioners on June 15, 2010.

Accessible Space, Inc. will enter into an agreement to form a wholly-owned subsidiary nonprofit corporation - ASI Bledsoe, Inc., for the sole purpose of owning and operating the affordable housing Project in accordance with HUD's requirements for a Section 811 financed Project. The NSP funds provided to Accessible Space, Inc., will provide gap financing to the Project and will be invested as owner equity in the Project.

Of the 22 units, a minimum of 10 units must be designated as County NSP-assisted units. None of the County assisted units may be used to meet requirements of any other participating entity. Ten (10) of the County NSP units will be rent and income targeted to households at or below 50% of the Area Median Income as annually designated by HUD. The NSP units will be considered as "floating" units and may change over time so long as the assisted units remain comparable to the non-assisted units over the affordability period in terms of size, features and number of bedrooms.

The Project will be operated as affordable housing for a minimum period of twenty (20) years.

Upon project construction completion, it was determined that the total budget of NSP-eligible expenses was \$645,625.62. The third amendment to the NSP1 Action Plan was published on 9/2/11 and reallocation of funds approved by the Board of Clark County Commissioners on 9/20/11. Therefore, the budget for this activity was reduced in September 2011 and funds were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HFN and HAND.

The total project budget to construct the 22 units of housing from all funding sources was \$4,945,108. Of that total, \$645,625.62 is NSP1 funds. The other funding sources include HUD 811 Multifamily housing funds, the Federal Home Loan Bank, Developer equity, and State of Nevada Low Income Housing Trust Funds (LIHTF).

Location Description:

Unincorporated Clark County Parcel # 14021103008 located on Bledsoe Lane between Carey Avenue and Judson Avenue
2312 Bledsoe Lane, Sunrise Manor township unincorporated Clark County
Las Vegas, NV 89156

Activity Progress Narrative:

Construction of Park Apartments began on August 23, 2010 and the contract for construction was based on a 10 month construction period. The general contractor hired for construction was Crisci Builders, a Las Vegas builder with over 25 years of local construction experience. The contractor completed the project within the timeliness requirements of the contract and Accessible Space, Inc. received Certificate of Occupancy on June 2, 2011. The HUD Section 811 inspection approval for Permission to Occupy (PTO) was received on June 16, 2011. The formal, fully executed HUD Section 811 PTO approval was received by Accessible Space, Inc. on June 21, 2011. The building is fully leased up and will hold a grand opening on October 12, 2011. It is anticipated that all beneficiary information will be reported in next quarters QPR report.

Accessible Space, Inc conducts affirmative marketing efforts in Las Vegas on a regular basis due to the high concentration of identical properties with identical selection criteria in Southern Nevada. Most of their advertising and marketing activities are geared toward marketing all sites within the region and advertisements are placed in the Nevada Challenger (a monthly news publication based in Las Vegas whose focus is on persons with disabilities). However, each managed property has its own individual waiting list per HUD requirements. Applicants are selected on a first-come, first-served basis by date/time of the housing application. All selected applicants must meet the HUD Section 811 program selection criteria for income and disability and must also pass Accessible Space, Inc.'s screen criteria for credit/criminal/rental history.

In October, the NSP1 funding amount for the ASI Park Apartments will be reduced to \$1,097,718.62 from \$1.25 million due to construction costs savings of \$152,281 and the need to add Low Income Housing Trust Funds (LIHTF) into the project to pay for the land, which was not eligible under NSP1.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/22
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/22
# of Multifamily Units	0	0/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/22	0
# Renter Households	0	0	0	0/10	0/0	0/22	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HUD Multifamily Section 811	\$2,838,499.00
NV Low Income Housing Trust Fund	\$452,093.00
Total Other Funding Sources	\$3,290,592.00

Grantee Activity Number:	CC-REDEV-St. Judes Ranch
Activity Title:	Redevelopment

Activity Category:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (CC)

Projected End Date:

09/01/2012

Completed Activity Actual End Date:
Responsible Organization:

St. Jude's Ranch for Children

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,506,780.73
Total CDBG Program Funds Budgeted	N/A	\$647,341.73
Program Funds Drawdown	\$0.00	\$421,100.09
Program Funds Obligated	(\$216,645.27)	\$647,341.73
Program Funds Expended	\$0.00	\$421,100.09
St. Jude's Ranch for Children	\$0.00	\$421,100.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$124,206.52	\$247,658.27

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St. Jude's Ranch proposes to construct St. Jude's Crossings, a 16-unit multifamily rental housing development for at-risk youth aged 18-25, including 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community. The 1-acre site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project.

Funds were re-allocated from activities Housing Counseling (\$400,000) and Demolition (\$75,000 through an Amendment published April 16, 2010 (Clark County NSP1 Amendment #1). These funds combined with the existing \$420,000 already allocated to a Redevelopment Project provides St. Jude's Ranch with a Federal funds budget of \$895,000. An additional \$1,059,439 in State of NV NSP1 funds has also been allocated to St. Jude's Ranch through the grant agreement approved June 15, 2010.

St. Jude's Ranch also received an allocation \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1,954,439 coming from state and federal Neighborhood Stabilization Program funds.

Any properties redeveloped as residential housing with NSP funds will meet the continued affordability requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f).

\$895,000 in federal NSP funds for the redevelopment of foreclosed and vacant property as multifamily housing. The total budget will be adjusted as needed throughout construction for program income disbursements in accordance with the first-in-first-out rule.

Location Description:

Unincorporated Clark County Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive

Activity Progress Narrative:

B& H Construction (BHC) started construction on St. Judes Ranch (SJR) Crossings on June 20, 2011. Progress has been on schedule other than two short delays due to rain and construction is 25% complete. In early August, Building Hope Nevada (BHN) and SJR started a series of monthly meetings to focus on programming. These meetings are in addition to the Development Team meetings. HUD requested the completion of the CoC Technical Submission for the expansion for the additional five units. This funding is for operations and supportive services only. As of month-end September, the project is scheduled for an early March completion. A total of \$124,206.52 in Program Income funds were drawdown this quarter for this project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/16
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16
# of Multifamily Units	0	0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/15	0/0	0/16	0
# Renter Households	0	0	0	0/15	0/0	0/16	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HUD SHP Continuum of Care	\$800,000.00
State of NV NSP	\$1,059,439.00
Total Other Funding Sources	\$1,859,439.00

Grantee Activity Number:	NLV-ARRental-CDPCN
Activity Title:	NLV Acquisition and Rehabilitation for Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,399,707.00
Total CDBG Program Funds Budgeted	N/A	\$1,709,434.00
Program Funds Drawdown	\$0.00	\$1,437,533.70
Program Funds Obligated	\$0.00	\$1,709,434.00
Program Funds Expended	\$0.00	\$1,437,533.70
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$136,020.32
Community Development Programs Center of Nevada	\$0.00	\$1,301,513.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization in zip codes 89031, 89032 and 89084, 89086, 89030 and 89081, through the acquisition, rehabilitation and renting of foreclosed properties. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need in conjunction with availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% AMI.

The City of North Las Vegas will select and acquire these properties and convey Title at closing. The City will not retain ownership; Community Development Programs Center of Nevada as selected through an RFQ process, will own, rehabilitate, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the City of North Las Vegas. The properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

\$1,619,434 was initially allocated for this activity. Through an Amendment approved by City Council on March 17, 2010 (NLV NSP1 Amendment #2) an additional \$90,000 was moved to this activity. Funds were moved from the Redevelopment activity because CDBG funds were going to be used on that project instead of NSP1 funds.

An additional \$690,273 in State of Nevada NSP1 funds are also allocated to this activity for a grand total of \$2,399,707.

Location Description:

Zip Codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

The technical assistance advisor from HUD created the ARRental pro-forma and submitted to the City for review. Upon review, it was determined that the rental program was not feasible due to insufficient operating reserve generated. Consequently, an alternative program was proposed. In order to meet our 25% setaside requirement, we are proposing to sell the properties in lieu of renting them. Staff submitted an analysis to Clark County for approval of the program conversion from ARRental to ARResale and the analysis is currently under review. There were no draws/expenditures for this activity this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/13	0/0	0/13	0
# Renter Households	0	0	0	0/13	0/0	0/13	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$690,273.00
Total Other Funding Sources	\$690,273.00

Grantee Activity Number:	NLV-ARResale-HAND-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,414,693.07
Total CDBG Program Funds Budgeted	N/A	\$1,089,632.07
Program Funds Drawdown	\$0.00	\$895,488.99
Program Funds Obligated	\$0.00	\$1,089,632.07
Program Funds Expended	\$0.00	\$895,488.99
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
HAND Development Group	\$0.00	\$895,488.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$174,123.68	\$734,128.41
Program Income Drawdown	\$36,051.85	\$297,983.02

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,089,632.07 in Federal funds were allocated to properties owned by HAND Development Group who will be responsible for the rehab and resale of 8 single family homes.

A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Three Federally funded properties were sold to NSP-eligible homebuyer at 120% or below AMI this quarter. On July 6, 2011, 231 Favorable Court (89032) was sold to an eligible homebuyer with an affordability period of 5 years. Program income from this resale is reported this quarter. On July 22, 2011, 2325 Statham Avenue (89081) was sold to an eligible homebuyer with an affordability period of 5 years. Program income from this resale will be reported in the next quarter. On August 3, 2011, 6324 Sereno Springs Street (89081) was sold to an eligible homebuyer with an affordability period of 10 years. To date, a total

of seven properties have been sold under this activity. HAND has one remaining property to be sold. Program income was received from all the resale homes sold in this quarter and will be reported next quarter. Clark County and North Las Vegas follow the first-in-first-out rule for all program income received under NSP1. Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to HAND Development Group following the resale closing. North Las Vegas also drew down funds to reimburse the cost of homebuyer closing costs paid through escrow at resale closing. North Las Vegas staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/9
# of Singlefamily Units	0	5/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	3	0/0	3/7	8/9	37.50
# Owner Households	0	1	3	0/0	3/7	8/9	37.50

Activity Locations

Address	City	State	Zip
231 Favorable Court	North Las Vegas	NA	89032
6324 Sereno Springs	North Las Vegas	NA	89081
2325 Statham	North Las Vegas	NA	89081

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$325,061.00
Total Other Funding Sources	\$325,061.00

Grantee Activity Number:	NLV-ARResale-HFN-PROJ
Activity Title:	NLV Purchase and Rehabilitation for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,386,794.87
Total CDBG Program Funds Budgeted	N/A	\$1,194,029.87
Program Funds Drawdown	\$0.00	\$944,355.01
Program Funds Obligated	\$0.00	\$1,194,029.87
Program Funds Expended	\$0.00	\$944,355.01
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$944,355.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$336,245.32
Program Income Drawdown	\$65,804.15	\$359,357.40

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,194,029.87 in Federal funds were allocated to properties owned by Housing for Nevada who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

One Federally funded property was sold to NSP-eligible homebuyer at 120% or below AMI this quarter. On August 12, 2011, 1105 High Altitude Avenue (89032) was sold to an eligible homebuyer with an affordability period of 5 years. To date, a total of five properties have been sold under this activity. Of the remaining four properties, two are in the process of being rehabbed and two are in escrow and will be sold next quarter.

Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to

Housing for Nevada following the resale closing. North Las Vegas also drew down funds to reimburse the cost of homebuyer closing costs paid through escrow at resale closing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/9
# of Singlefamily Units	1	5/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/0	4/7	5/9	100.00
# Owner Households	0	1	1	1/0	4/7	5/9	100.00

Activity Locations

Address	City	State	Zip
1105 High Altitude	North Las Vegas	NA	89032

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$192,765.00
Total Other Funding Sources	\$192,765.00

Grantee Activity Number:	NLV-ARResale-Mission-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Mission Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,256,732.55
Total CDBG Program Funds Budgeted	N/A	\$1,017,419.11
Program Funds Drawdown	\$0.00	\$805,243.34
Program Funds Obligated	\$0.00	\$1,017,419.11
Program Funds Expended	\$0.00	\$805,243.34
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Mission Housing Development Corporation	\$0.00	\$805,243.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$71,893.31	\$167,137.71

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,017,419.11 in Federal funds were allocated to properties owned by Mission Housing who will be responsible for the rehab and resale of 7 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Two Federally funded properties were sold to eligible homebuyers at 120% or below AMI this quarter. On August 10, 2011, 1930 Pintura Circle (89031) was sold with an affordability period of 5 years. On August 29, 2011, 5063 Jacarilla Lane (89031) was sold with an affordability period of 5 years. To date, a total of two properties have been sold under this activity. Of the remaining five properties, one has a letter of interest and four are available for sale to eligible homebuyers. Rehabilitation for all properties acquired with Federal NSP1 funds for this activity is completed.

Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to Mission Housing Development Corporation following the resale closings. North Las Vegas also drew down funds to reimburse the cost of homebuyer closing costs paid through escrow at resale closing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	2	1/0	0/5	2/7	50.00
# Owner Households	1	0	2	1/0	0/5	2/7	50.00

Activity Locations

Address	City	State	Zip
5063 Jacarilla Lane	North Las Vegas	NA	89031
1930 Pintara Circle	North Las Vegas	NA	89031

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$239,313.44
Total Other Funding Sources	\$239,313.44

Grantee Activity Number:	NLV-NSP-ADMIN
Activity Title:	NLV Administration

Activity Category:

Administration

Project Number:

NSP - F (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (NLV)

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of North Las Vegas - Housing and Neighborhood

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$777,519.00
Total CDBG Program Funds Budgeted	N/A	\$683,774.00
Program Funds Drawdown	\$0.00	\$166,183.74
Program Funds Obligated	\$0.00	\$683,774.00
Program Funds Expended	\$0.00	\$166,183.74
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$166,183.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$110,798.11	\$110,798.11

Activity Description:

This activity will provide general administration and planning activities to include: - Administration of NSP activities, General oversight and Professional Services as needed.

Location Description:

City of North Las Vegas.

Activity Progress Narrative:

North Las Vegas Administration funds were drawn this quarter to cover staff salaries as well as supplies and travel related to NSP1 program implementation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$93,745.00
Total Other Funding Sources	\$93,745.00
